008.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	887,200 / 887,200
					USE VALUE:	887,200 / 887,200
					ASSESSED:	887,200 / 887,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THE BROWN CHILDREN LLC
Owner 2:	
Owner 3:	
Street 1:	79 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BROWN MERRITT C--ETAL -
Owner 2:	COFFIN MARGARET D -
Street 1:	79 OLD SUDBURY ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 7,230 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Asbestos Exterior and 1932 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7230.000	373,000	4,700	509,500	887,200
Total Card	0.166	373,000	4,700	509,500	887,200
Total Parcel	0.166	373,000	4,700	509,500	887,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.21 | /Parcel: 459.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 7138
GIS Ref:
GIS Ref:
Insp Date: 10/06/16

!768!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	373,500	4700	7,230.	509,500	887,700	887,700	Year End Roll	12/18/2019
2019	104	FV	306,400	4700	7,230.	541,400	852,500	852,500	Year End Roll	1/3/2019
2018	104	FV	306,400	4700	7,230.	394,900	706,000	706,000	Year End Roll	12/20/2017
2017	104	FV	288,200	4700	7,230.	343,900	636,800	636,800	Year End Roll	1/3/2017
2016	104	FV	288,200	4700	7,230.	293,000	585,900	585,900	Year End	1/4/2016
2015	104	FV	242,600	4700	7,230.	286,600	533,900	533,900	Year End Roll	12/11/2014
2014	104	FV	242,600	4700	7,230.	235,700	483,000	483,000	Year End Roll	12/16/2013
2013	104	FV	251,700	4700	7,230.	224,200	480,600	480,600		12/13/2012

PRINT

Date	Time
12/10/20	16:29:24

LAST REV

Date	Time
08/08/19	08:33:09

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 768

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN MERRITT C	73012-359	1	7/30/2019	Family	325,000	No	No		
BROWN MARILYN M	25276-372		4/11/1995			No	No		A

USER DEFINED

Prior Id # 1:	7138
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2016	MEAS&NOTICE	HS	Hanne S
2/24/2009	Meas/Inspect	163	PATRIOT
11/3/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7230		Sq. Ft.	Site		0	80.	0.88	1									509,518						509,500	

Total AC/HA: 0.16598 | Total SF/SM: 7230 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 509,518 | Spl Credit | Total: 509,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.25975609
Const Adj.:	0.95940399
Adj $ / SQ:	193.378
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540603
Depreciation:	167587
Depreciated Total:	373016

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
1	6	3	
Totals			
2	10	4	

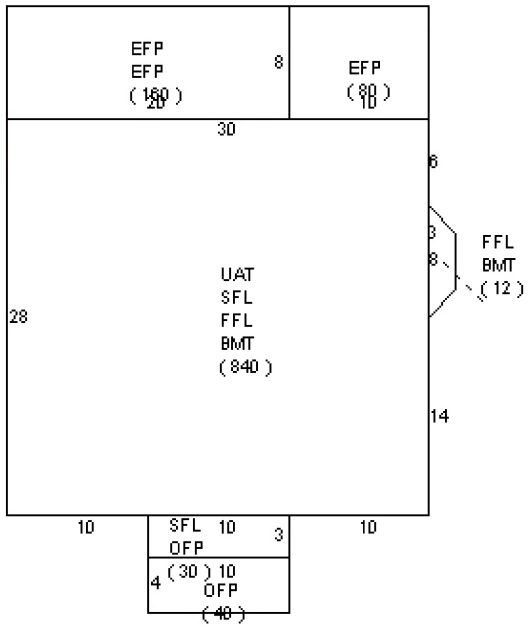
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	193.38
Special Features:	0	Val/Su Net:	114.63
Final Total:	373000	Val/Su SzAd	216.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	870	193.380	168,239
BMT	Basement	852	58.010	49,428
FFL	First Floor	852	193.380	164,758
EFP	Enclos Porch	400	32.650	13,060
UAT	Upper Attic	210	135.360	28,427
OFP	Open Porch	70	38.440	2,691

Net Sketched Area:	3,254			Total:	426,603
Size Ad	1722	Gross Are	3884	FinArea	1932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700